

092.0

0002

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
659,000 / 659,000
659,000 / 659,000
659,000 / 659,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		PHEASANT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CALVO ANA MARIA DOCAMPO	
Owner 2: MORENO CESAR TERRER	
Owner 3:	

Street 1:	174 PHEASANT AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER
Owner 1: MINOGUE JOHN & LISA -
Owner 2: -
Street 1: 174 PHEASANT AVE
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Vinyl Exterior and 1323 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
10/6/2020 1221 Solar Pa 9,000 C
7/14/2020 780 Alterati 17,000 C
10/22/2019 1692 Redo Bat 12,500 C
4/30/2018 525 Redo Kit 10,000 C
9/2/2016 2138 Porch 1,500 C REPAIR PORCH

ACTIVITY INFORMATION
Date Result By Name
9/16/2021 SQ Mailed JO Jenny O
7/16/2021 Permit Visit DGM D Mann
8/8/2018 MEAS&NOTICE CC Chris C
4/2/2009 Measured 372 PATRIOT
4/7/2000 Inspected 276 PATRIOT
1/26/2000 Measured 263 PATRIOT
12/1/1981 MS

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 5028 Sq. Ft. Site 0 70. 1.14 5

Total AC/Ha: 0.11543
Total SF/SM: 5028

Parcel LUC: 101 One Family Prime NB Desc ARLINGTON
Total: 399,587 Spl Credit

Total: 399,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.
Database: AssessPro - ArchiveProArling apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5028.000	259,400		399,600	659,000		59386
							GIS Ref
							GIS Ref
							Insp Date
							08/08/18



USER DEFINED

Prior Id # 1: 59386
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																	
Type: 6	- Colonial					Full Bath: 1	Rating: Very Good																						
Sty Ht: 2	- 2 Story					A Bath:	Rating:																						
(Liv) Units: 1	Total: 1					3/4 Bath:	Rating:																						
Foundation: 1	- Concrete					A 3QBth:	Rating:																						
Frame: 1	- Wood					1/2 Bath: 1	Rating: Good																						
Prime Wall: 4	- Vinyl					A HBth:	Rating:																						
Sec Wall:			%			OthrFix:	Rating:																						
Roof Struct: 1	- Gable					RESIDENTIAL GRID																							
Roof Cover: 1	- Asphalt Shgl					Kits: 1	Rating: Very Good	1st Res Grid			Desc: Line 1			# Units: 1															
Color: WHITE							A Kits:	Rating:																					
View / Desir:							Fpl: 1	Rating: Average																					
GENERAL INFORMATION						WSFlue:	Rating:																						
						CONDO INFORMATION																							
						Location:																							
						Total Units:																							
						Floor:																							
						% Own:																							
						Name:																							
INTERIOR INFORMATION						DEPRECIATION						REMODELING RES BREAKDOWN																	
						Phys Cond: GD - Good	18. %	Exterior:	No Unit			RMS: 5	BRS: 2	Baths: 1	HB: 1	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
						Functional:	%	Interior:																					
						Economic:	%	Additions:																					
						Special:	%	Kitchen:																					
						Override:	%	Baths:																					
						Total: 18.6 %		Plumbing:																					
								Electric:																					
								Heating:																					
								General:	Totals																				
									1	5	2																		
CALC SUMMARY						COMPARABLE SALES						SUB AREA						SUB AREA DETAIL											
						Basic \$ / SQ:	130.00	Rate	Parcel ID	Typ	Date	Sale Price							Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
						Size Adj.: 1.35000002													BMT	Basement	540	84.020	45,372	BMT	100	GFB	50	G	
						Const Adj.: 0.99742496												FFL	First Floor	540	175.050	94,526							
						Adj \$ / SQ: 175.048												SFL	Second Floor	513	175.050	89,800	SFL	95					
						Other Features: 88965																							
						Grade Factor: 1.00																							
						NBHD Inf: 1.00000000																							
						NBHD Mod:																							
						LUC Factor: 1.00																							
						Adj Total: 318663																							
						Depreciation: 59271												Juris. Factor:		Before Depr:	175.05								
						Depreciated Total: 259392												Special Features: 0		Val/Su Net:	162.84								
																		Final Total: 259400		Val/Su SzAd:	246.34								
MOBILE HOME						Make:		Model:		Serial #		Year:		Color:		IMAGE						AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS						PARCEL ID 092-0-0002-0010.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
2	Frame Shed	D	Y	1	6X6	A	AV	2000	0.00	T	15.2	101																	
More: N						Total Yard Items:			Total Special Features:			Total:																	